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Rec'd for Record June 20 19 77 At 10⁴⁴ clk A M Same Day Recorded & Ex'd per Charles C. Keller, CLK

INDIVIDUAL & CORPORATE
City and County Form — Construction

This Mortgage, made this 13th day of June, in the year one thousand, nine hundred and seventy-seven, between DeLara Builders, Inc., a body corporate of the State of Maryland; Lawrence F. DeSantis & Sherwin R. DeSantis

of _____, in the State of Maryland, Mortgagor, and the
KEY FEDERAL SAVINGS AND LOAN ASSOCIATION, a body corporate, duly incorporated and existing under the laws of
the United States of America, Mortgagee:

WHEREAS, said Mortgagor, being a member of said body corporate, has received therefrom an advance of _____
One Hundred Twenty Thousand Six Hundred and no/100 ----- JUN 20-77 B-521470 **** 702.90
which JUN 20-77 B-521469 **** 11.50
receipt of which is hereby acknowledged by the Mortgagor, ~~being part of the purchase money for the property hereinafter~~
described; is hereby pledged as security for said advance

AND WHEREAS, said Mortgagor has agreed to repay the said sum so advanced in installments, with interest at the rate
of 9 % per annum from the date hereof for the period of construction not to exceed 9 months and 0 days
payable commencing on the first day of July, 1977, and thereafter at the rate of 9 %

By the payment of interest only on the first day of each month
per annum in the manner following: on the total monies advanced; and then by the payment of the
~~By the payment of~~ whole principal sum one year from the date hereof ~~Dollars~~

~~commencing on the first day of~~ ~~1977~~ ~~and sending on the first day of each month there-~~
~~after until the whole of said principal sum and interest shall be paid; which interest shall be computed by the calendar month;~~
~~and the said installment payments may be applied by the Mortgagee in the following order: 2612 to the payment of interest;~~
~~and 2613 to the payment of the aforesaid principal sum;~~

The due execution of this mortgage having been a condition precedent to the granting of said advance;

NOW, THEREFORE, THIS MORTGAGE WITNESSETH, that in consideration of the premises, and of the sum of one
dollar, the said Mortgagor does grant, convey and assign unto the said Mortgagee, its successors and assigns, all the lot(s) of
ground situate and lying in Frederick County in said State, and described as follows:

BEING KNOWN AND DESIGNATED AS lots Nos. 4 and 5 as shown on a Plat entitled Catoctin
Hills, Section One, Lots 1-12, which plat is recorded among the Land Records of Frederick
County in Plat Book No. 12 folio 129.

BEING the same property which by deed of even date herewith and recorded or intended to
be recorded among the Land Records of Frederick County immediately prior hereto was
granted and conveyed by Thomas W. Matan and Therese J. Matan, his wife unto the Mort-
gagors herein.

The aforesaid Lawrence F. DeSantis and Sherwin R. DeSantis join in the execution hereof
to assure and guarantee to the Mortgagee the prompt and faithful performance by the
Mortgagor of the covenants, terms and conditions contained herein, including but not
limited to the obligation to repay the indebtedness contained herein. Said liability
of the within Co-Mortgagors/guarantors to be primary and not secondary, to be joint and
several. Said Mortgagee may proceed against said Co-Mortgagors/guarantors without
first proceeding against Mortgagor. Said guarantee to binding on the heirs, personal
representatives and assigns of said Co-Mortgagors/guarantors.

Recording Fee	<u>11.50</u>
Md Stamp tax	<u>702.90</u>

Exhibit
Filed October 31, 1978